

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Columbia State: MO
 PJ's Total HOME Allocation Received: \$8,520,399 PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	7		
Program Progress:							
% of Funds Committed	88.95 %	90.29 %	6	90.66 %	36		37
% of Funds Disbursed	83.92 %	84.72 %	5	81.06 %	53		55
Leveraging Ratio for Rental Activities	2.79	4	6	4.62	41		35
% of Completed Rental Disbursements to All Rental Commitments***	96.62 %	97.61 %	4	81.27 %	41		52
% of Completed CHDO Disbursements to All CHDO Reservations***	74.18 %	78.55 %	4	68.23 %	48		51
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.17 %	69.77 %	2	79.86 %	35		35
% of 0-30% AMI Renters to All Renters***	20.83 %	33.13 %	6	44.82 %	16		12
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.92 %	97.98 %	5	94.65 %	40		42
Overall Ranking:			In State:	4 / 7	Nationally:	46	42
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$22,335	\$24,931		\$25,419	96	Units	16.60 %
Homebuyer Unit	\$6,782	\$12,243		\$14,530	217	Units	37.50 %
Homeowner-Rehab Unit	\$21,875	\$11,409		\$20,251	124	Units	21.50 %
TBRA Unit	\$3,232	\$3,232		\$3,156	141	Units	24.40 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Columbia MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,328	\$82,447	\$22,649
State:*	\$125,706	\$79,330	\$15,432
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.88

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	78.7	72.8	54.8	65.2
Black/African American:	20.2	22.6	41.9	32.6
Asian:	0.0	1.4	0.0	2.1
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.1	0.0	0.8	0.0
American Indian/Alaska Native and Black:	0.0	0.5	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	2.8	2.4	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	70.2	51.6	37.9	51.8
2 Persons:	26.6	24.9	27.4	21.3
3 Persons:	2.1	14.7	14.5	11.3
4 Persons:	1.1	6.0	9.7	6.4
5 Persons:	0.0	1.8	8.1	5.7
6 Persons:	0.0	0.0	1.6	2.1
7 Persons:	0.0	0.9	0.8	1.4
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.0	50.2	31.5	50.4
Elderly:	58.5	3.2	13.7	0.0
Related/Single Parent:	4.3	16.1	30.6	44.7
Related/Two Parent:	0.0	12.0	14.5	1.4
Other:	3.2	18.4	9.7	3.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	33.0	2.3 [#]
HOME TBRA:	0.0	
Other:	46.8	
No Assistance:	20.2	

of Section 504 Compliant Units / Completed Units Since 2001 36

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Columbia State: MO Group Rank: 46
(Percentile)
State Rank: 4 / 7 PJs Overall Rank: 42
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	96.62	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	74.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.17	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.92	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.25	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

